

# **City of Broken Arrow**

## **Demographic Profile, 2004-2005**



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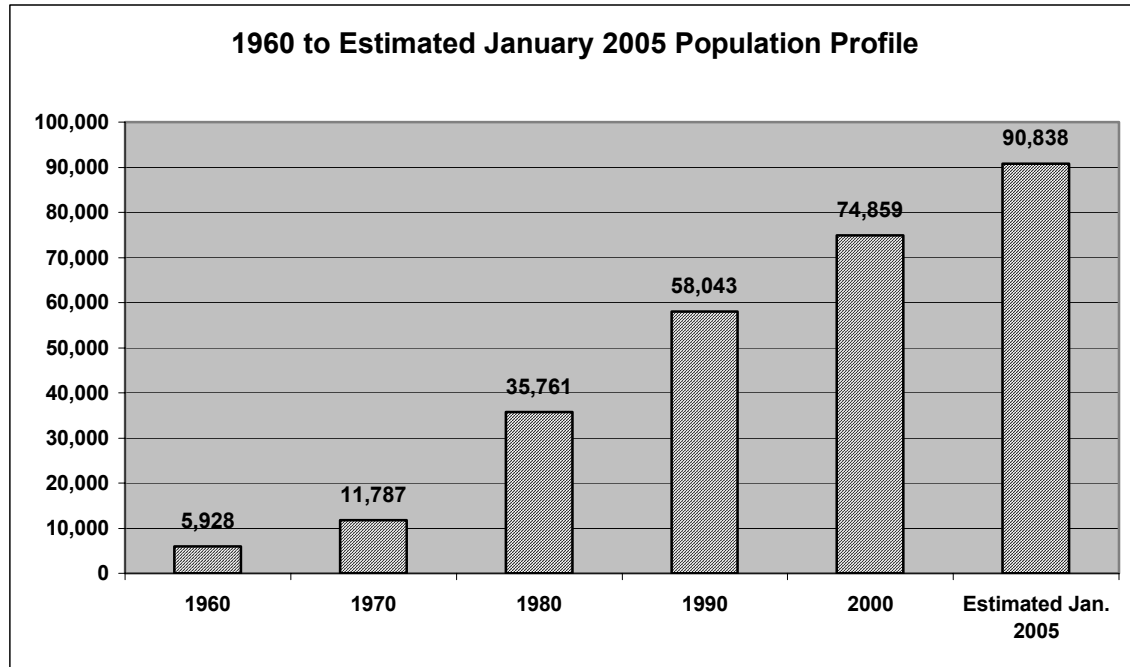
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## City of Broken Arrow Vital Statistical Data

- Current City Limit Area: 55.77 Square miles (January 2005)
- Current Fence Line Area: 107 Square miles (January 2005)

**Chart 1. City of Broken Arrow Population Data**



Source: US Census. January 2005 City of Broken Arrow Planning Department

**Table 1. Median Age**

1980 US Census	1990 US Census	2000 US Census
26.9	29.9	33.33

Source: US Census

**Table 2. Persons Per Household Average**

1980 US Census	1990 US Census	2000 US Census
3.07	2.99	2.84

Source: US Census

**Table 3. Gender of Total Population**

1980 US Census			1990 US Census			2000 US Census		
Male	17,721	49.55%	Male	28,642	49.3%	Male	36,498	48.8%
Female	18,040	50.45%	Female	29,401	50.7%	Female	38,361	51.2%

Source: US Census

**Table 4. Population by Race**

Race	1980 US Census		1990 US Census		2000 US Census	
	Total	% of Total Population	Total	% of Total Population	Total	% of Total Population
White	34,029	95.15	53,219	91.69	63,886	85.3
Black	286	0.80	1,809	3.12	2,793	3.7
Native American	1,023	2.86	2,079	3.58	3,007	4.0
Asian	169	0.47	558	0.96	1,425	1.9
Native Hawaiian and Pacific Islander	9	0.03	0	0	39	0.1
Other Race	245	0.67	378	0.65	912	1.2
Two or More Races	N/A	N/A	N/A	N/A	2,797	3.7

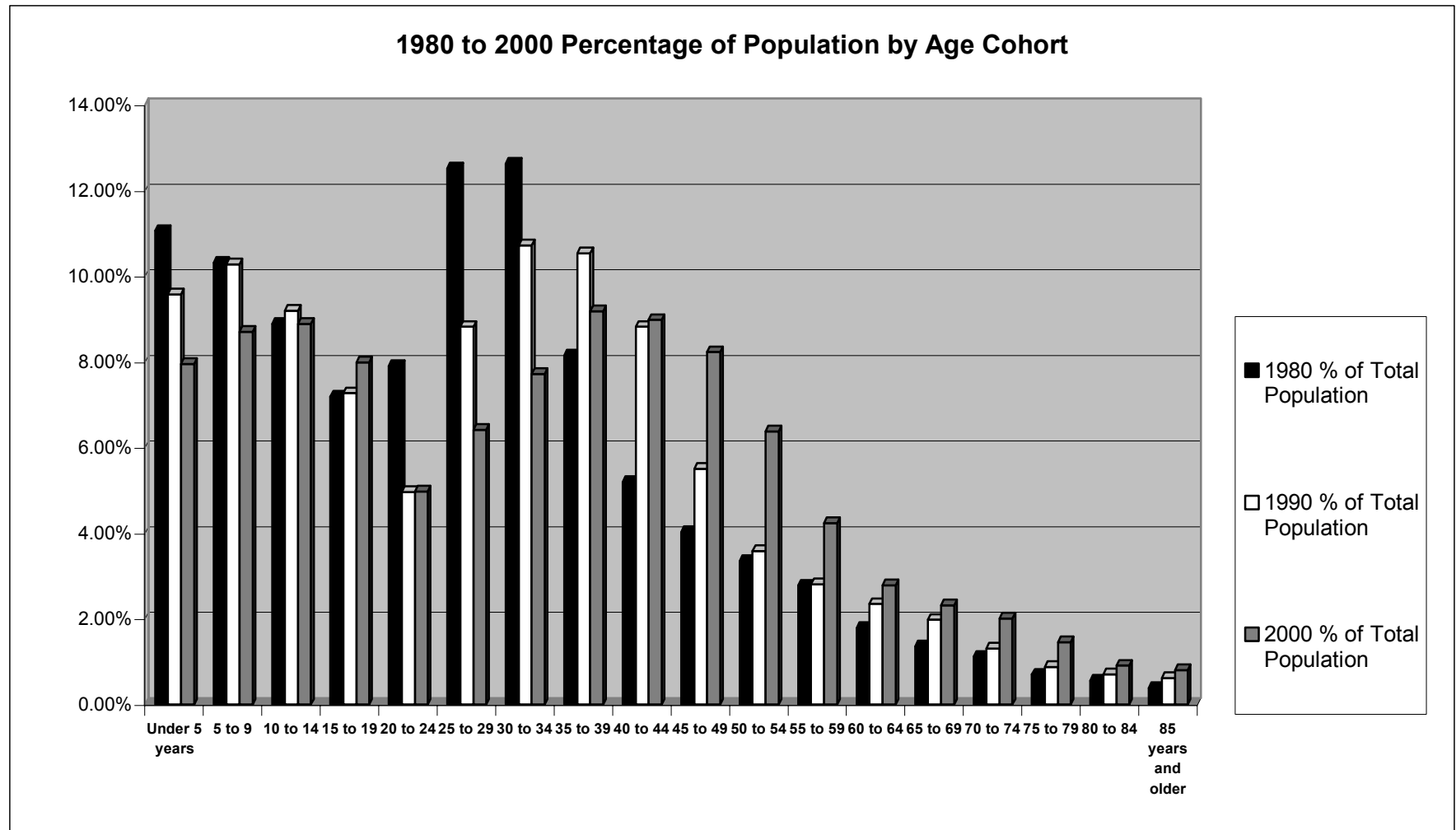
Source: US Census

**Table 5. Population by Age Cohorts**

	1980 Population	% of Total Population	1990 Population	% of Total Population	2000 Population	% of Total Population
Under 5 years	3,956	11.06%	5,562	9.58%	5,954	7.95%
5 to 9	3,692	10.32%	5,967	10.28%	6,514	8.70%
10 to 14	3,179	8.89%	5,339	9.20%	6,654	8.89%
15 to 19	2,574	7.19%	4,220	7.27%	5,984	7.99%
20 to 24	2,826	7.90%	2,878	4.96%	3,731	4.98%
25 to 29	4,480	12.52%	5,121	8.82%	4,809	6.42%
30 to 34	4,518	12.63%	6,224	10.72%	5,781	7.72%
35 to 39	2,918	8.15%	6,119	10.54%	6,873	9.18%
40 to 44	1,860	5.20%	5,123	8.82%	6,728	8.98%
45 to 49	1,441	4.03%	3,202	5.51%	6,162	8.23%
50 to 54	1,198	3.35%	2,083	3.59%	4,777	6.38%
55 to 59	995	2.78%	1,630	2.81%	3,173	4.24%
60 to 64	642	1.79%	1,366	2.35%	2,094	2.79%
65 to 69	489	1.36%	1,150	1.98%	1,737	2.32%
70 to 74	401	1.12%	764	1.31%	1,511	2.01%
75 to 79	250	0.70%	513	0.88%	1,094	1.46%
80 to 84	200	0.56%	414	0.71%	678	0.91%
85 years and older	142	0.39%	359	0.62%	605	0.81%
<b>Total</b>	<b>35,761</b>	<b>100%</b>	<b>58,034</b>	<b>100</b>	<b>74,859</b>	<b>100%</b>

Source: US Census

**Chart 2. Population by Age Cohort Data**

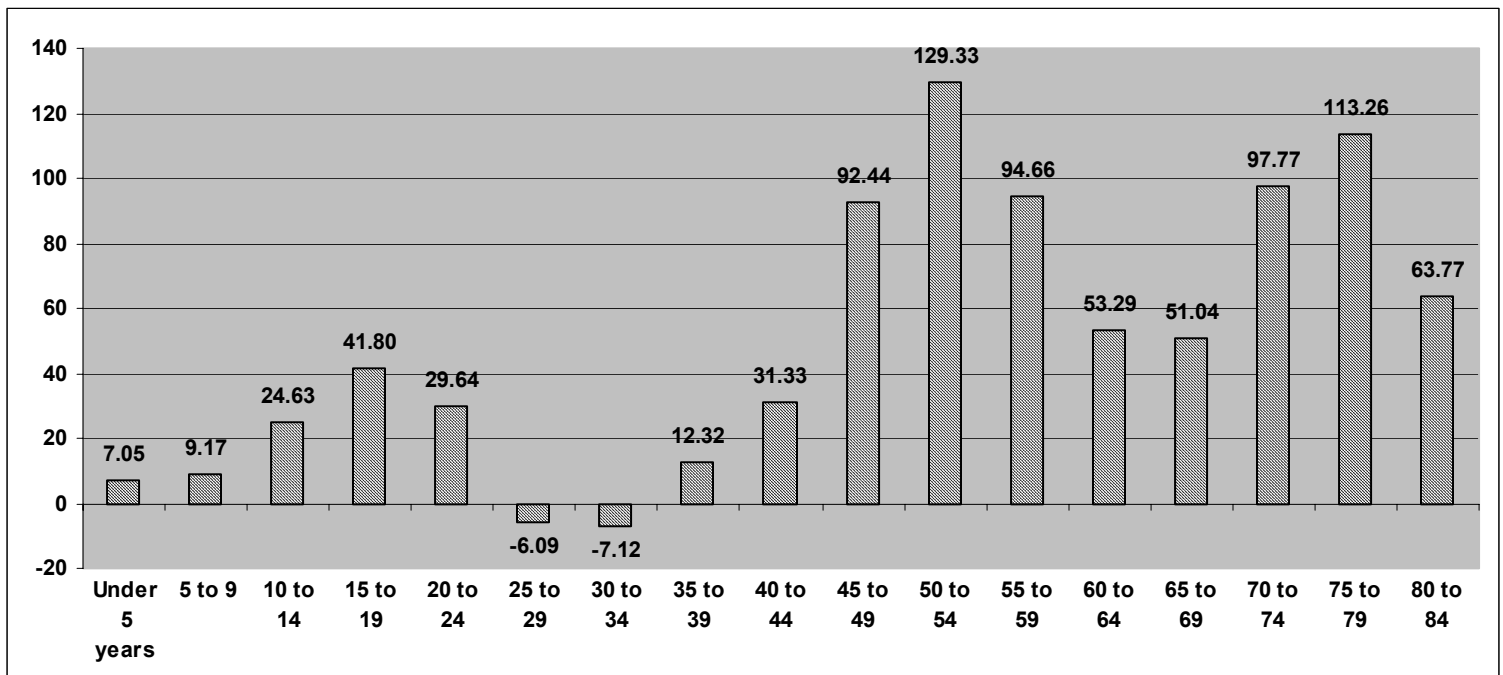


**Table 6. 1990 to 2000 Percentage of Population Growth/Decline by Age Cohort**

Age Cohorts	1990 Population	2000 Population	Percentage of Growth for Age Cohort
Under 5 years	5,562	5,954	7.05%
5 to 9	5,967	6,514	9.17%
10 to 14	5,339	6,654	24.63%
15 to 19	4,220	5,984	41.80%
20 to 24	2,878	3,731	29.64%
25 to 29	5,121	4,809	-6.09%
30 to 34	6,224	5,781	-7.12%
35 to 39	6,119	6,873	12.32%
40 to 44	5,123	6,728	31.33%
45 to 49	3,202	6,162	92.44%
50 to 54	2,083	4,777	129.33%
55 to 59	1,630	3,173	94.66%
60 to 64	1,366	2,094	53.29%
65 to 69	1,150	1,737	51.04%
70 to 74	764	1,511	97.77%
75 to 79	513	1,094	113.26%
80 to 84	414	678	63.77%
85 years and older	359	605	68.52%

Source: 2000 US Census

**Chart 3. 1990 to 2000 Percentage of Population Growth/Decline by Age Cohort**



Source: 2000 US Census

**Table 7. Income Data**

<b>Jurisdiction</b>	<b>1990 US Census, Median Household Income</b>	<b>2000 US Census, Median Household Income</b>	<b>1990 US Census, Per Capita Income</b>	<b>2000 US Census, Per Capita Income</b>
Broken Arrow	\$37,601	\$53,507	\$13,931	\$21,555
Tulsa	\$25,708	\$35,316	\$15,434	\$21,534
State of Oklahoma	\$23,577	\$33,400	\$11,893	\$17,646

Source: 2000 US Census

**Table 8. 2000 Educational Attainment as a Percentage of the Population 25 Years of Age and Older.**

<b>Education Attainment</b>	<b>City of Broken Arrow</b>	<b>City of Tulsa</b>	<b>State of Oklahoma</b>
Population of persons 25 years of age and older	45,896	253,054	2,203,173
Less than 9 <sup>th</sup> grade	1.7%	4.8%	6.1%
9 <sup>th</sup> to 12 <sup>th</sup> grade, with no diploma	6.6%	10.8%	13.3%
High School Graduate	24.2%	25.3%	31.5%
Some College, No degree	27.1%	24.5%	23.4%
Associate Degree	9.4%	6.4%	5.4%
Bachelor's Degree	22.7%	19.1%	13.5%
Graduate or Professional Degree	8.2%	9.2%	6.8%

Source: 2000 US Census

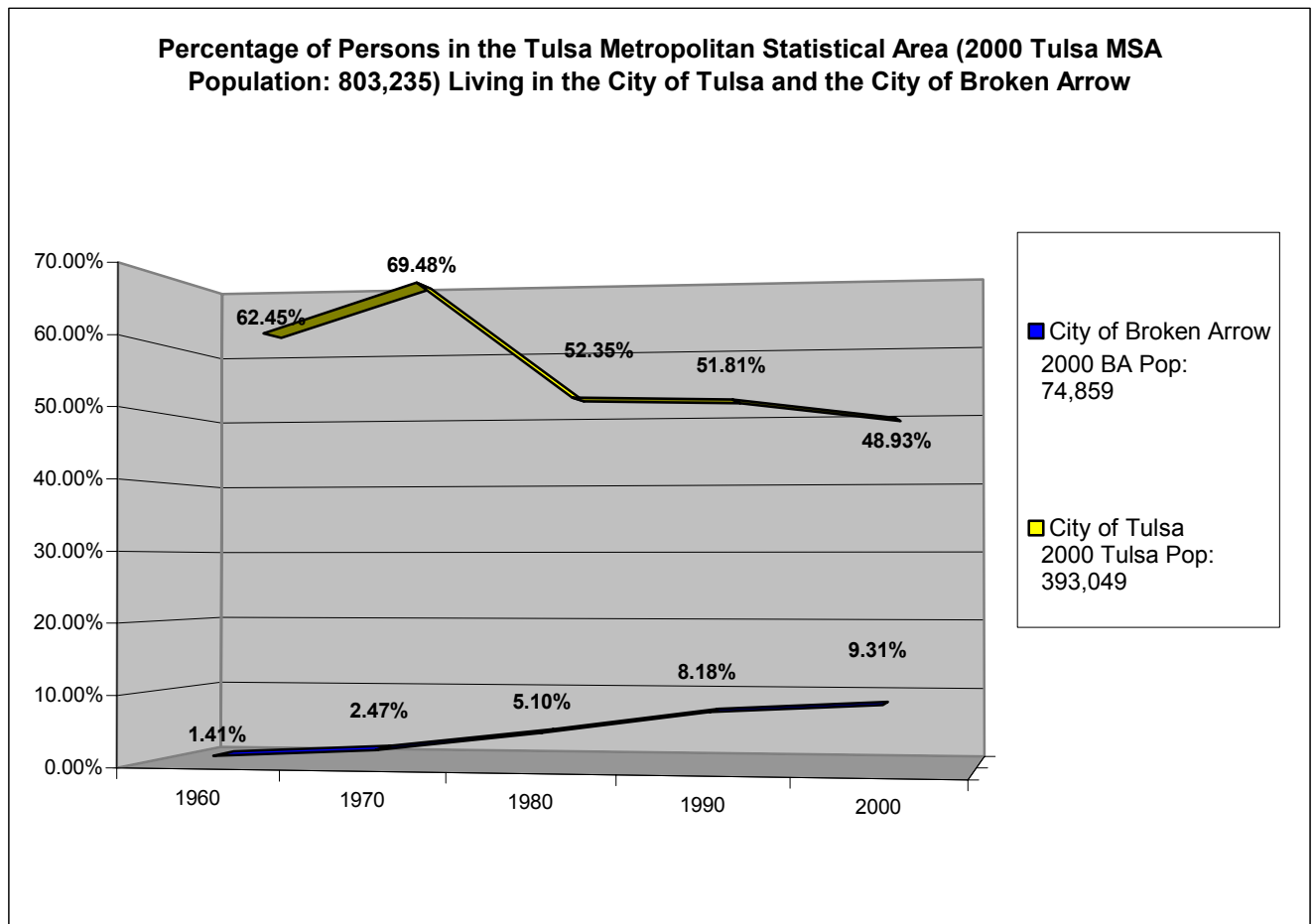
**Table 9. 2000 Income Below Poverty Level**

	<b>% of Population in 2000 Living Below Poverty Level (as defined by the US Census Bureau)</b>
City of Broken Arrow	4.50
City of Tulsa	14.11

Source: US Census **Note:** A definition is available of what constitutes poverty according to the US Census Bureau at [www.census.gov](http://www.census.gov)

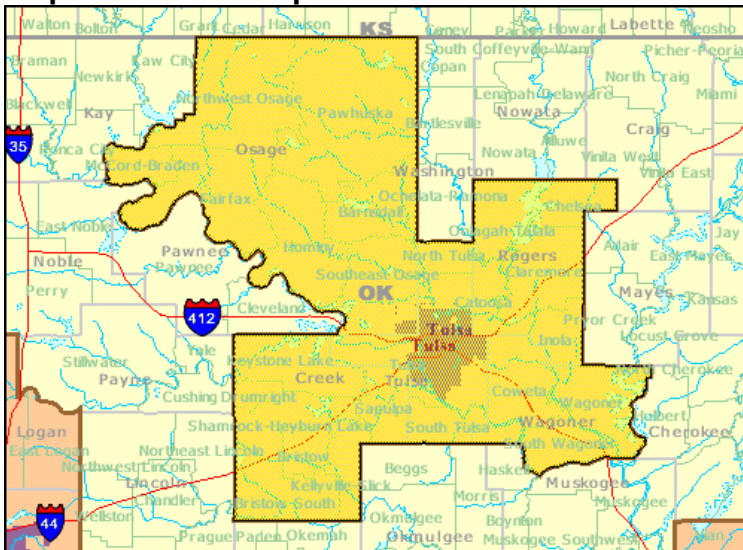


**Chart 4. Percentage of Persons in the Tulsa Metropolitan Statistical Area Living in the City of Tulsa and the City of Broken Arrow**



Source: US Census

**Map I. Tulsa Metropolitan Statistical Area**



Source: US Census, US Census Bureau

## 2005 Population Estimate

In order to establish a close estimate of the January 2005 City of Broken Arrow population it was necessary to compile City of Broken Arrow annexation data from April 2000 to the present and City of Broken Arrow residential permit data from 2000 to August 2004. The population estimates yielded by this data will then be added to the 2000 US Census population count of 74,859 persons; giving us an accurate estimate of the City of Broken Arrow January 2005 population.

## Annexation Data

The number of homes added to the City of Broken Arrow's housing stock due to annexation of land into the City of Broken Arrow's jurisdiction was collected from April 2000 (*the US Census Bureau stopped collecting data for the 2000 US Census in April*) to the present.

**Table 10. Annexation Data**

	Single Family Dwelling Units Annexed in City of Broken Arrow	Applied Vacancy Rate of Single Family Units	Estimated Population
post April 2000	717	4.25%	1,955
2001	355	4.25%	988
2002	263	4.25%	733
2003	133	4.25%	349
2004	915	4.25%	2,611
<b>TOTALS</b>	<b>2,383</b>	<b>N/A</b>	<b>6,636</b>

Once the number of homes that were annexed into the City of Broken Arrow had been counted, a 4.25% vacancy rate was applied to these homes. The US Census Tract of the annexed area was then identified. By knowing the Census Tract of a particular piece of annexed land, an Average Person per Household could be obtained from the 2000 US Census. The number of homes that had been annexed into the City's jurisdiction could then be multiplied by the Average Persons Per Household to yield an estimated population. An appendix has been prepared regarding the annexation population data, and can be obtained by request from the City of Broken Arrow Planning Department.

## Permit Data

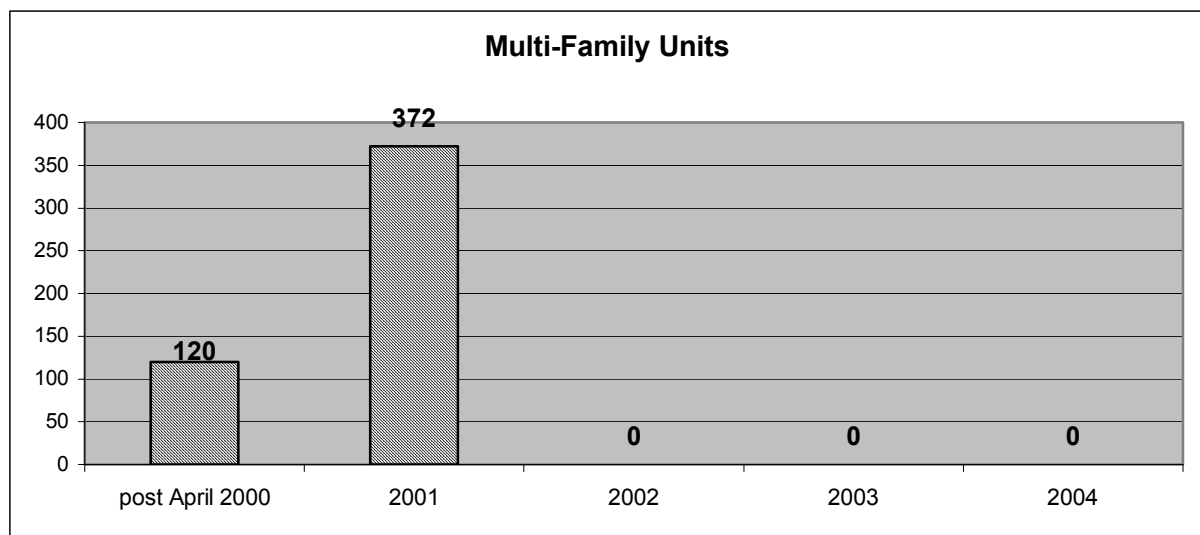
Discussions of permit data will be broken into two sections: Multi-family residential units and Single-family residential units. Permit data was collected

from 2000 to August of 2004. No permit data was collected post August of 2004, as most generally houses that are permitted post August are not yet completed and ready for the market by January.

### Multi Family Residential Structures

There were 120 multi-family units permitted in the year 2000 after the Census Bureau had finalized their process of collecting data for the 2000 US Census. In 2001, there were 372 multi-family units permitted. No multi-family units have been permitted since 2001. Since April of 2000 there have been a total of 492 multi-family units permitted in the City of Broken Arrow.

**Chart 5. Multi Family Units Permitted post April 2000 to present**



Source: US Census

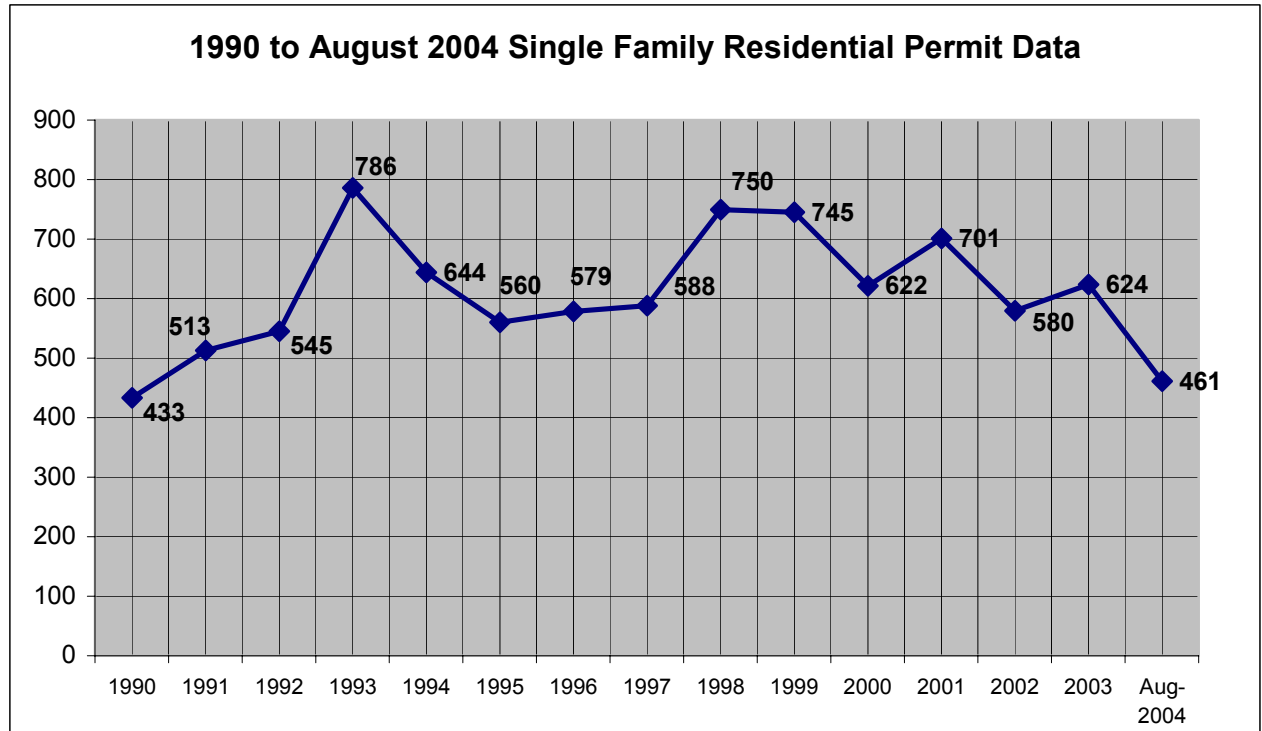
**Table 11. Estimated Population Added by the Permitting of Multi Family Units**

	Multi-Family Dwelling Units Permitted in the City of Broken Arrow	Applied Vacancy Rate of Multi-Family Units	2000 US Census Average Persons Per Renter Occupied Unit in City of BA	Estimated Population Added by Multi-Family Dwelling Units
post April 2000 to 2004	492	5.5%	2.62	1,218

It is estimated that the City of Broken Arrow has added nearly 1,218 citizens with the permitting of 492 multi family units.

## Single Family Residential Units

**Chart 6. Single Family Units Permitted 1990 to August of 2004**



Source: Broken Arrow Inspections Department; Data for Housing starts was only available from the Inspections department up to August of 2004

There have been 2,988 single-family homes permitted in the City of Broken Arrow since the time that the US Census Bureau stopped collecting data for the 2000 US Census.

**Table 12. Estimated Population Added by the Permitting of Single Family Dwelling Units**

	Single Family Dwelling Units Permitted in the City of Broken Arrow	Applied Vacancy Rate of Single Family Units	2000 US Census Average Persons Per Household in City of BA	Estimated Population Added by Single Family Dwelling Units
2000 to 2004	2,988	4.25%	2.84	8,125

It is estimated that the City of Broken Arrow has added nearly 8,125 citizens with the permitting of 2,988 single-family units.

## Conclusion

It is estimated that the City of Broken Arrow has added approximately **5,863** housing units to the housing stock since the 2000 US Census.

**Table 13. Housing Stock Estimate Data**

	Housing Units	% of Housing Units Increase
1990 US Census *	20,420	N/A
2000 US Census *	27,085	32.6%
2005 Broken Arrow Estimate **	32,948	21.6%

\* Source: US Census

\*\* Source: BA Planning Department

It is estimated that through means of permitting residential homes and annexation, the City of Broken Arrow has added approximately **15,979** citizens to its jurisdiction. The January 2005 population estimation of the City of Broken Arrow is **90,838**. The 2005 population estimation represents a **21.3%** increase in the City of Broken Arrow's population since the 2000 US Census.

**Table 14. Population Estimate Data**

	Total Amount of Population Growth
2000 US Census Population *	74,859
Annexation **	6,636
Permitting of Multi Family Units **	1,218
Permitting of Single Family Units **	8,125
<b>January 2005 Population Estimation **</b>	<b>90,838</b>

\* Source: US Census

\*\* Source: BA Planning Department